



Tom Parry

66D, South Snowdon Wharf, Porthmadog, LL49 9ND

Offers in the region of £100,000

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

AUCTIONEERS COMMENTS

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Ref: P1293

Accommodation

All measurements are approximate

Ground Floor

Entrance Hallway

with electric storage heater and cloaks hanging area

Open Plan Kitchen/Diner/Lounge

Lounge Area:

with t.v. and telephone points, electric storage heater, sliding patio doors leading to paved patio area enjoying superb views over the harbour

Kitchen/Diner Area:

with fitted base and wall units, glass fronted display unit, stainless steel sink unit with mixer tap, free standing fridge, electric oven with 4 ring hob and breakfast bar

Bedroom

with built-in wardrobe and cupboard housing cylinder and immersion heater

Bathroom

with shower cubicle with 'Mira Jump' electric shower fitted, low level w.c. with concealed cistern, wash hand basin set in vanity unit, fully tiled walls, tiled flooring, extractor fan, heated towel rail

Exterior

Allocated car parking space and bin store
Paved patio area with flower beds
Superb outlook over the harbour, Pen y Cei and mountains beyond

Services

Mains water, drainage and electricity

Tenure

Leasehold - 999 year lease with approximately 50 years expired
Ground Rent and Service Charge to be confirmed

Note

All furnishings to be included in sale.





Tom Parry

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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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